



# Housing

**Vision Statement:** Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design, appearance and is attainable for all persons.

## Goals, Objectives and Policies:

**Goal HOU-1.** Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.

**Objective HOU-1.1.** Provide adequate and affordable housing to satisfy the community needs for existing and future residents.

**Policy HOU-1.1.1.** The City shall support the involvement of county, regional, state, and federal agencies in housing production, including new construction and/or rehabilitation, where appropriate.

**Policy HOU-1.1.2.** The utilization of federal, state, and local housing subsidy programs is recognized as a means to provide affordable/attainable housing opportunities for low income persons and families, where appropriate.

**Policy HOU-1.1.3.** In calculating Coral Gables' affordable housing needs, the City shall use the median household income figure for Coral Gables, to calculate its affordable/attainable housing need, not Miami-Dade County. The median household income shall be obtained from the most recent data available.

**Policy HOU-1.1.4.** By 2011, the City shall amend its zoning code to provide for affordable/attainable housing programs to address the City's fair share of regional affordable housing needs. This may include partnerships between the City and other local governments, affordable housing agencies, etc. The City shall examine a multi-pronged approach to address the City's fair share of affordable housing which may include the following:

- Set-aside or unit delivery requirements.
- Inclusionary zoning incentives.
- Linkage fees.
- Creation of affordable housing trust fund.
- Affordable housing credits.
- Waiver of City building fees, impact fees, etc.
- Initiation of an expedited building permit and/or development review system.
- Utilization of federal, state, regional and county programs including but not limited to the following: Florida's State Housing Initiatives Partnership (SHIP), federal Community Development Block Grants (CDBG), and federal affordable housing tax credits.

As a part of the amendments, the City shall include principles and criteria for locating affordable/attainable housing that promotes access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector, surrounding local governments and Miami-Dade County. Such principles shall include:

- Accessible to public transit.
- Close proximity or readily accessible to employment centers, medical services, retail centers, social services, and/or governmental services.
- Accessible to public parks, recreation areas, and/or open space systems.

The Workforce/Affordable Housing Study for the City of Coral Gables (revised 2006) attached as an Appendix shall be the background data and analysis for the completion of the above amendments.

**Policy HOU-1.1.5.** The City, by 2010 shall update its 2006 Workforce/Affordable Housing Study to determine its evaluation of affordable/attainable housing needs. The program shall include recommended actions and development of an attainable housing program within the City's Zoning Code as referenced above by 2011.

**Policy HOU-1.1.6.** The City shall continue to participate in South Florida Regional Planning Council's initiatives directed toward educating local governments of new techniques, especially programs applicable to the region and/or the County, for promoting affordable housing.

**Policy HOU-1.1.7.** All amendments to the City's Zoning Code shall be reviewed by the City to ensure that proposed regulatory techniques and review procedures do not create barriers to affordable housing and promote access to housing within the City by promoting fair housing laws and practices.

**Policy HOU-1.1.8.** Priority consideration for affordable/attainable housing programs shall be given to the City's senior citizens, residents, and workforce (in that order).

**Policy HOU-1.1.9.** The City will research the waiver of impact fees and possible implementation of a system for expedited plan review for qualified affordable/attainable housing developments.

**Objective HOU-1.2.** Promote sound, aesthetically pleasing housing.

**Policy HOU-1.2.1.** New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes, and ordinances to assure conformance.

**Policy HOU-1.2.2.** The City shall maintain accurate records of existing housing conditions and housing stock.

**Policy HOU-1.2.3.** Aesthetic compatibility and visual harmony shall be considered as bona fide criteria in reviewing requests for residential housing.

**Policy HOU-1.2.4.** Continue to improve the regulatory and permitting processes, and revise and amend the policy and regulatory framework which may include amendments to the Comprehensive Plan, Zoning Code, building codes, and City ordinances as warranted based upon changes in housing conditions.

**Policy HOU-1.2.5.** Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community.

**Policy HOU-1.2.6.** New development shall be compatible with adjacent established residential areas.

**Policy HOU-1.2.7.** New housing shall be designed and located that ensures the preservation of the unique character of the City's existing neighborhoods.

**Objective HOU-1.3.** Conserve the existing housing stock and residential neighborhoods in Coral Gables.

**Policy HOU-1.3.1.** Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

**Policy HOU-1.3.2.** As exemplified by the numerous goals, objectives and policies of the Historic Resources Element of the Comprehensive Plan, preserve identified historically significant housing through City action or support for private action.

**Policy HOU-1.3.3.** Continue to update the established principles and standards to guide techniques and strategies for conservation, rehabilitation, and demolition programs.

**Objective HOU-1.4.** Formulate appropriate housing implementation programs as part of the ongoing planning process.

**Policy HOU-1.4.1.** Implementation of infrastructure improvements in the MacFarlane neighborhood shall be monitored.

**Policy HOU-1.4.2.** Residential building permit and demolition data shall continue to be maintained.

**Objective HOU-1.5.** Support the infill of housing in association with mixed use development.

**Policy HOU-1.5.1.** Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.

**Policy HOU-1.5.2.** Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.

**Policy HOU-1.5.3.** Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production.

**Policy HOU-1.5.4.** Support the provision of adequate sites for housing low and moderate income families, and Florida Department of Health and Rehabilitative Services licensed or funded group and foster homes on a regional housing market basis, to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization as provided pursuant to Florida Statutes.

**Policy HOU-1.5.5.** The location of community residential facilities dispersed among the regional housing market to serve persons special housing needs, disabilities, or handicaps shall be supported by the City.

**Policy HOU-1.5.6.** The City's Zoning Code shall continue to promote/permit development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers:

- Accessible to public transit.



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- Close proximity or readily accessible to employment centers, medical services, retail centers, social services, and/or governmental services.
- Accessible to public parks, recreation areas, and/or open space systems.

**Policy HOU-1.5.7.** Pursue agency programs and/or implement programs that provide a variety of services to seniors, including home repair, rehabilitation services, medical needs, transportation alternative/opportunities, and activities.

**Policy HOU-1.5.8.** The City shall continue to promote diversity in housing types by providing land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single-family, duplex, multi-family housing units, and mixed use development are allowed within the City.

**Policy HOU-1.5.9.** The Coral Gables Planning Department shall continue to provide technical assistance, information and housing data to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and elimination of discrimination in housing.

**Policy HOU-1.5.10.** The City shall continue to assist in developing public/private partnership in order to improve the efficiency and expand the capacity of the City's share of the regions housing needs while recognizing the private sector as the primary provider of housing. Actions shall include coordinating the timing and location of City sanitary sewer facilities and water services in order to promote the timely extension of water and wastewater services to residential areas as necessary. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources.

**Objective HOU-1.6.** Provide equitable treatment for all residents of Coral Gables displaced through public programs or activities.

**Policy HOU-1.6.1.** The provision of reasonably located standard housing for persons experiencing displacement due to public actions shall be supported, where appropriate.

**Objective HOU-1.7.** As provided herein, by 2011, the City shall address future affordable/ attainable housing needs pursuant to the Workforce/Affordable Housing Study for the City of Coral Gables (revised 2006) referenced as an Appendix. Future findings and recommendation shall be based upon this established data and analysis contained within the Study and necessary amendments or updates to the Study.

**Policy HOU-1.7.1.** The City is essentially built out and is characterized by extraordinarily high land values, significant addition to the affordable housing inventory is highly unlikely. However, the City is committed to the following directed courses of action to improve affordable housing supply on a local and region-wide basis:

- Pursuant to Miami-Dade County Resolution 1477-96, the City of Coral Gables is a participant on the Miami-Dade County Infill Strategy Task Force. This Task Force is directed towards identifying strategies for infill, redevelopment, and County-wide affordable housing initiatives, including regulatory, financial, and design strategies for implementation.
- The City of Coral Gables is working in partnership with the City of Miami to develop additional affordable housing through the City of Miami Community Development Block Grant program. This partnership has been responsible for the addition of seventeen (17) housing units to the Coral Gables affordable housing inventory.



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- The City of Coral Gables shall continue to participate in the South Florida Regional Planning Councils affordable housing initiatives.
- The City has a commitment from an approved, permitted development project to provide 35 rental affordable/attainable housing units within the mixed use area of the City.

**Policy HOU-1.7.2.** The City will partner with other local governments in the administration of affordable/attainable housing program, allocation of trust fund monies, etc. implemented via interlocal agreements that, at a minimum, establish the roles of the City and local government(s) in administering the programs, and processes and procedures for all applicants participating in the programs (i.e., developers, buyers, sellers, property managers, landlords, and renters).